CITY REAL ESTATE FOR SALE. From Battery to 14th St., Inclusive.

A.— INVESTMENT.
A downtown business property, close to Fultan st., for sale; tented to one journet, will not over six and one-baif por cent to purchaser on full consideration; price \$22,000.

A.-ALLEN ST.-SIX STORY TENEMENT: GOOD order; fully cented at \$2.500; price \$27.500; easy torms, RLNT GUARANTEE COMPANY, 540 Grand st,

INVESTMENT PROPERTIES, SOME VERY DESIRAble, for calc at fair prices.

RULAND & WHITING, 5 Beekman st. Above 14th St., 5th Av. to East River. A BUILDER MUST SACEIFICE TWO EXCELLENT Double Fiats near 116th st. station; a sure profit; little mash needed, STABLER & SMITH, 1,187 wth av. A NEARLY NEW, EXTRA WIDE 20 PAMILY HOUSE, box 127th st., near 3d av. Buyers address TAYLOR, box 210 Harald office.

EIO Herald office.

SACRIFICE, \$23,000. -202 KAST 95TH ST., NEXT TO 3d av., \$7,0000,3100, five story double flat; or exchange for three story private. Owner, 142 West 127th st.

TWO DECORATED PRIVATE DWELLINGS FOR sale, 1,232 and 1,234 Madison av., between 83th and 89th sts.; watchman on the premises.

E. KILPATRICK, Builder. \$35,000-FOR SALE OR EXCHANGE, FOUR STORY Brown Stone, opposite finest part Mount Morris Park, on 124th st. OWNER, 123 West 35th st.

Above 14th St., 5th Av. to North River. A .- THE ATTENTION OF THOSE WHO WISH TO PURCHASE A FIRST CLASS

PRIVATE RESIDENCE IS CALLED TO NOS. 135 AND 137 WEST VIST ST., BETWEEN COLUMBUS AND AMSTERDAM AVS. These houses are finished in the same elegant manuer which characterizes all our work; they are convenient to the steward rand and the horse cars and to the grand cuttumer to the Fark. They can be seen any day, Sundays so indeed, watchman on promises. For particulars apply to raddress.

1,172 COLUMBUS AV., CORNER 72D ST.

A WEST END AVENUE FRONT, EIGHT LOTS,

vacant; Private House, new, 145 West 118th st.; Tensment (stores), 203 East 97th st.; Tenement (stores), 1,757 8d av.; gentioman's Country Seat, Greenwich, Conn.; Let, 37.6x100, West 108th st., near Park,

C. H. BLISS.

1.441 Broadway.

A.-A.-BEFORE BUYING ANYWHERE ELSE examine the FINEST HOUSES.

FINEST HOUSES

FINEST STREET in this city.

BUILT BY JOHN G. PRAGUE. ARCHITECT. Perfectly magnificent in all details and fulsh;

MOS. 183 TO 141 WEST SOTH ST.

boulovard street, 100 feet wide; no other street in the world as fine in its artistic laying out; houses full width and of times depth; back staircases, double cellars, &c. Apply to POWER, 1.448 Columbus av. A.—PERRLESS MANSIONS, MANHATTAN SQUARE.
North (Sist at, between 8th and 9th ave.); cabinat finish.
Dax90; fewr stories, bacament and colley; classical,
original and unique. "L" station at corner; inspection
invited; see article on these houses by Russell Sturgess,
architect, in "The City House" in Scribber's for June,
1890.

This will be guaranteed by policies of title insurance of the FITLE GUARANTEE AND TRUST COMPANY, 55 Liberty st., New York. RICHARD DEEVES, owner and builder, 68 west Sada.

A VERY CHOICE INVESTMENT PROPERTY for sale. The Westport, corner 73d st. and Columbus 19th) av.; 102 feet front on avenue, seven stories high; contains handsomest stores and apartments on the linest business avenue on the west side; annual results appeared \$20,000; price, \$210,000; \$150,000 may remain at 5 per cent; can be seen only en application to the owners.

CHARLES BUEK & CO., 1,187 Columbus av., corner 72d st.

A.— FOR SALE.

NOS. 61, 63, 65 WEST 76TH ST.

Those pleasant four story brown and white stone front Houses, 30 feet in width, with dining room extensions; hardwood cabinet trim throughout; open sanitary pinmbling; tiled batkprooms and parquet floors; houses built by day's work; 15 months in construction; first class in every particular; block restricted; prices and terms to saft quick buyer. Owner, No. 37 West 76th st. HOLD QUIER DUYOF. OWNER, NO. 37 WEST 76th St.

21.0X60 DWELLINGS, WITH BACK STAIRCASE,
FINE WOODWORK, DOUBLE CFLLARS; ALL BUILT
BY J. G. PRAGUE. ARCHITECT FOR AN ESTAIRC
NOS. 148, 145 AND 147 WEST SOTH ST. CONCEDED
TO BE THE FINEST STREET IN NEW YORK; GREAT
ARGAIN. INQUIRE OFFICE OF ESTATE. POWER,
OLUMBUS AV., CORNER SOTH ST.

A RESTRICTED AND FINISHED BLOCK, FRONT and rear, 87th at, 9th and 10th ava., No. 142; the shoice dwelling block will be sold very cheap. STABLER & SMITH, 1,187 9th av. A CHOICE NINTH AVENUE IMPROVED CORNER Property; four stores; solendidly built; finish the best; future assured. STABLER A SMITH, LIST 9th av. STABLER A SMITH, LIST 9th av. FOUR STORY, LARGE EXTENSION, FIRST CLASS private Dwellings, south side of Sci st., west of Contral Park West; hard wood trim; all latest improvements in construction have been adopted.

Titles will be guaranteed by policies of the TITLE GUARANTEE AND TRUST COMPANY, SS Liberty st., New York.

JNO. LIVINGSTON & SON, 130 East 71st.

FOR SALE,
LOTS, READY FOR IMPROVEMENT,
on west side from 72d to 215th st.

LESVINASSE & CO, 181 Broadway.

FOR SALE—15 WEST PROTH ST., A STRICTLY
first class private dwellipg; decorated throughout,
Open for inspection. JNO. LIVINGSTON & SON, 130 East 71st.

THE GREATEST BARGAIN YET.—TWO FIVE story Apartment Houses; four families on a fleor; near fiftieth street "L" station, west side; sine 25x50x100; price 534.000 rent 54.000 each; terms to suit. Apply MALLETT, 59 Liberty st. HALLETT, 59 Liberty at.

TWO FIRST CLASS DOUBLE FLATS: ONE BLOCK
from elevated station and Central Park; no vacancies;
rant each St. Sig. Noz. 58 and 61 West 105th.

JOHN P. KELLY, Owner and Builder, 81 West 105th. WEST 78TH ST., NOS. 158-167, between Columbus (9th) and Amsterdam (10th) ava.

For sale, above eight elegant four \$1047 high stoop modern Liwellings, 18 to 20 feet wide, 55 deep, with three story extension; select, solidly built street; construction highest class; prices \$30,000 to \$34,000; liberal terms, Owker, WM. HALL, on premises. WEST END AV., 207. NEAR 74Th ST.-THREE story box stoop brick and brown stone; on easy terms; open for inspection little. Open for inspection it so to go to the first party PRI-62-68 WEST SATH ST.-FOUR THREE STORY PRI-vate Dwellings: cabinet finish; buffer's pantry exten-sion; restricted locality. CORNET & ZIMMERMANN, 450 West 54th, 175 WEST 03D, THREE STORY STONE, 20X52X100; first class, STEVENS, 9th av., corner 93d.

REST CIASA.

\$2.500 IN READY MONEY WILL SECURE POSSES-sion of the beautiful decorated (Colonial style) House 168 West 93d at. at \$2,000 less than November price. Using on premises; station attent. North Side (Above Harlem River).

North Side (Above Harlem River).

A.-FOR MANUFACTURERS, BUILDERS AND INVESTORS.

THE PORT MORRIS LAND AND IMPROVEMENT CO. offer for sale on easy terms very choice fleeks and Plets at Port Morris (Twenty-third ward), including EAST RIVER WATER FRONTS.

lying between 12th and 128th sts., on doen water, for factories, humber and stone yards. &c.; here cars running to foot of hast 128th at.; branches of New Haven and Harlem railrends run through the property, affording all hall connection (without broaking bulk) to all parts of the country. Also choice Lots and Plots for investment or immediate improvement on and adjacent to.

SOUTHERN BOULEVARD AND ST. ANN'S AV., near St. Mary's Park or streets already sowered, curbed, flagged and guttored, and on line of proposed horse carroad. Maps and particulars of w.M. REVNOLDS BROWN, 39 LIBERTY ST.

FOR SALE—LARGE PARCEL OF LAND ON SOUTHERN BOULTH (ST. CONSISTING OF OVER THE OWN HERNOLDS).

Miscellaneous. GREAT BARGAIN-FOUR STORY HOUSE, NEAR dway; price \$12,000; only \$1,000 cash required. SIRE BROS., 183 Broadway. S AND EXCHANGES IN CITY, COUNTRY in Properties from \$1,000 to \$200,000; Ibans Billings & DERRICK, The Charch at.

AINS -WE HAVE SEVERAL BARGAINS ON Attorney, Division, Lewis, Sheriff, 25th, 47th, thous.
N. VAN WINKLE & CO., 26% East 42d at. W. B. TAYLOR & SONS, 510 5th av.

NT \$2,000.-MORTGAGE 416 PER CENT; comment, fully reuted; will not 15 per deat. STABLER & SMITH, 1,187 Uth av. PROPERTY FOR SALE

RTMENT HOUSE, EVERY POSSI-n park slope; note 15 per cent; \$3,000 vigage \$15,003, NELL, 18st Remson st., Brocklyn, NENT BRICK CORNER PROP-established liquer business; fine ye; sold on account of death. Ap-wery, Meserole st. and Bushwick

> WESTCHESTER COUNTY MBERSON, 50 West 42d. LARGE AND SMALL BROS, 16 East 23d at RES AT UNIONPORT.

might exchange. LEY, 176 Broadway. HE CITY FOR ATLANTIC CITY: vithin three blocks I large bedrooms; d parlor, and all seasy. Address

SEAT FOR o chance for ity via New okman at ANUFAC-OWER! PROPERTY OUT OF THE CITY FOR SALE OR TO RENT. FOR NALE OR TO KENT.

FOR NALE 60000 ACRES CYPRESS AND PINE
Timber Land, in Florida, all in one body, convenient to
both rail and water transportation; great bargain.

CABELLA MOSELLEY, ID Whitehall st., room 17.

FOR SALE—AN EIGHT YEAR LEASE OF A BOTEL
at a popular seaside resort; is sure to be a paying investment. Apply for particulars at No. 1,885 2d av., between
bith and 98th sts., in store. FACTORY SITES FREE: UNFAILING WATER power; growing village, 25 miles.
SMITH, 250 Broadway, room 280.

REAL ESTATE AT AUCTION.

A.-A.-RICHARD V. DARNETT & CO., AUCTION.

A.-A.-RICHARD V. DARNETT & CO., AUCTION.

will sell at auction (IONDAY, January 12,

at 12 o'clock noon, at the Rost Estate Exchange
and Auction Room, 50 to 65 Liberty st.

Suprome Court Sale-40 Ensox at,

THURBAY, January 15.

Executors Sale-55 Stanton st., three story and basement Store, brick House,

Maps at Auctioneers, 71 and 73 Liberty st.

JOHN F. B. SMYTH, AUCTIONEER, will sell at the Real Estate Exchange, 59 Liberty st., at 12 o'clock noon,

WEDNESDAY, January 14, 1891.
Poremptory sale by order of
the U. Grabam & Sons Co.,
and to close up the partnership of the late firm of
U. Grabam & Sons.
The following four story and basement brown stone
Private Residences, all new, hardwood finish, butlers'
pantries, extensions.
28 East 70th st., between Madison and 5th avs.—25x
74.7 foat. 26 East 19th st., Detween Macron 74,2 fest. 1,942 Madison av., between 70th and 80th sts.—Box stoop 53x71 fest. 1,045 Madison av.—19x82 feet. 1,047 Madison av., southeast corner 80th st.—26x66.2

feet.

45 East 80th st., near Madison av.—Dining room extension: 18.6x102.2 feet.

Torms-75 per cent may remain on bond and mortgage at 5 per cent, at the option of the purchaser.

Mosers, HAYS & GRENBAUM, Attorneys, 170 Broadway, New York.

Executor's sale.

137 East 79th st., between Lexington and Park ava.—
Three story and basement brown stone private Residence,
on let 20x82 feet.

on lot 20x82 feet.

THURSDAY, January 15, 1891.

502 East 12th st., between ave. 4 and B (near Tompkins square).—Five story brick Double Tenement, with two stores on lot 28 feet.wide.

202 West 37th st., between 5th and 9th ave.—Five story and fluished basement brick and stone Double Flat; three families on a floor; lot 25x08.9 feet.

116 East 110th st., near 4th av.—Three story and basement brick Flat, on lot 16.8x100.11 feet.

To divide an estate. Southeast corner 3d av. and 127th 5t. —Three story brick Buildings, with stores, and one two story frame Dwelling on street; vize of entire site, 49,11x105 feet.

Maps at Auctioneer's office, 69 Liberty et MORRIS WILKINS, AUCTIONEER,
E. H. LUDLOW & CO., will sell at auction,
TUESDAY, JANUARY 6, at 12 o'clock, at the
Real Estate Exchange, 61 Liberty st.,
Lot 250128, in 23d ward, on
INTERVALE AV., between 167th and 169th sts.,
Maps from Auctioneer, 47 Liberty st. RICHARD V. HARNETT & CO., AUCTIONEERS, WILL SELL AT AUCTION

TUESDAY, JANUARY 6, at 12 o'clock noon, at the Real Estate Exchange and Auction Room, 59 to 65 Liberty st, SUPREME COURT PARTITION SALE. BROADWAY AND SIST ST.

southwest corner. 1,241, 1,243, 1,245, 1,247, 1,249, 1,251 Broadway; 48, 50 and 52 West 31st st.

This property forms a plot about 106 feet 10 inches on Broadway, 91 feet 3\(\frac{1}{2}\) inches on S1st st., 126 feet 5 inches in the rear and 129 feet 8 inches on south side, and will BE SOLD IN ONE PARCEL.

West End av. and 85th st., southwest corner-102.2x100 feet; sold in one parcel. 57th st., north side, west of 11th av.-Gore, 100 fest x28.9x100x8%x41.9 feet.

Pew No. 193, Grace Church, New York city. Pew No. 6, Grace Church, New York city. JOHN E. WARD, Referee, 59 and 81 Wall st.

JAMES P. ALBRIGHT, Plaintiff's Attornoy. 291 Broadway. S. JONES, Counsel for Plaintiff, 291 Broadway. EVARTS, CHOATE & BEAMAN, 52 Wall st. HATCH & WARREN, 55 Liberty st. J. LYON GARDINER, Springs, Long Island, A. S. HAMERSLEY, Jr., 291 Broadway.

Waps at Auctioneers', 71 and 73 Liberty at.

RICHARD V. HARNETT & CO., AUCTIONEERS,

WILL SELL AT AUCTION THURSDAY, JANUARY 8, at 12 o'clock noun, at the Real Estate Exchange and Auction Room, 50 to 65 Liberty st., EXECUTOR'S SALE—Estate Henry Harrison, deceased, B12 Canal St., near Broadway—Four story Office Building. is 9th av., near 15th st.-Three story Building, with atore.
180 East 108th st., near 3d av.—Fourstory and base-ment brown stone Flat.
1121, 123 East 119th st., near Payk av.—Four story brick clurgle Flats.

single Flats.

211 East 108th st., near 3d av.—Feur story brick Flat.

408, 410, 412 East 119th st., near 1st av.—Three story and bacement brown stone Dwellings.

1.521 Pleasant av., near 71st st.—Five story Double Tenement (two stores).

40th st., near Lenox av.—Extra large sized Lot.

637, 659, 661, 663 Carrell st., Brooklyn—Brown stone Dwellings. wellings.
wellings.
Prospect av., 23d ward, New York city—18
cit, Dwylling, Stable, &c.
DUNNING & FUWLER, Attorneys, 67 Well st., N. Y.
Maps at auctioneers', 71 and 73 Liberty st., New York. REAL ESTATE TO EXCHANGE.

REAL ESTATE TO EXCHANGE.

CITY FOR COUNTRY AND COUNTRY FOR CITY;
several destrable Properties for exchange.

CONDIT, 17B Broadway.

ELEGANT RESIDENCE, NEAR MADISON SQUARE,
one tenant; grand investment; exchange for near by
Farm.

TO EXCHANGE FOR CITY OR BROOKLYN PROPerty—One of the finest improved Water Powers in the
State of New Jersey; large four story Flouring Mill,
Miller's Residence, five two story Tenant Houses, Barns,
17 nerse of land, &c.; value S30,000, free and clear, Address OWNER, Post office bex 3,008, New York city. TWO NEARLY NEW POUR STORY BROWN STONE Double Houses, two Stores each, 2,055 and 2,057 2d av.; also 288 Kest 108th st., two story brown stone, 2775 100; equity; to trade for a Country Place, free and clear, near the city. Address Builder's office, southwest corner of 10th av. and 78th st.

or local av. and course.

The EXCHANGE FOR IMPROVED PROPERTY IN
Westchester county, a three story and basement brown
stone House in Hewes st., Brooklyn; price \$10,000; \$0,500
can remain. H. S., 104 Herald office. WANTED-PRIVATE HOUSE, GOOD LOCATION, a exchange for good corner Flat. Apply 183 Broadway.

WANTED-PLOT OF LOTS IN EXCHANGE FOR good Broadway Corner, Apply 183 Broadway, room 1.

2 ADJOINING HOUSES UPTOWN TO EXCHANGE for Country Place. JOHN O. HOYT, Jr., 111 Broadway. \$12,000-BARGAIN-FOR IMPROVED PROPERTY 40 acres, at Unionport, four miles above Heriem Bridge. SEALEY, 176 Broadway.

REAL ESTATE WANTED. ABOUT 50 FERT FRONT WITH GOOD BUILDINGS preferred, below 34th, 2d to 7th avs. G. B. DISBROW, 56 East 23d et. G. B. DISBROW, 56 East 23d st.
A SMALL PRIVATE HOUSE; ALSO FLAT, SINGLE
or double; Harlem preferred. EXECUTOR, box 129
Herald office.

WANTED-FORT WASHINGTON OR RIVERDALE way, a comfortable, modern and attractive small House, with some ground; must be pleasantly situated. Address, with description and cash price, W. H. B., Herald office.

WANTED TO LEASE—FARM, WITH PRIVILEGE of buying, not more than 40 miles from New York; buildings in good repair, with brook or pond preferred. Address A. T. F., Herald Uptown. WANTED-TENEMENT, AVENUE OR FLAT PROP-orty for cash purchasors. T. OLIVER CARTER, 39 Nassau st., room 10.

WANTED-A CORNER RESIDENCE, ABOVE 10TH st.: give full particulars, &c.; will pay cash. Address Post office box 2.948, New York city. WE HAVE CASH BUYERS FOR BARGAINS IN Fists and Tensments. STABLER & SMITH, 1,187 9th av.

TO LET FOR BUSINESS PURPOSES. A.—LOPTS, 18,000 SQUARE FEET EACH: NEW building, northeast corner 13th and Hudson sts, also front on 14th st, windows all sides, 300 running fest, large skylights; passenger and freight elevators; steam power; every convenience; one foreman can overlock large business here. Apply to JOHN PETTIT, 95 Nassau. large business here. Apply to JOHN PETTIT, SN Assau.

A.-A.-OFFICES, BANK BUILDING, BEEKMAN, corner Pearl at, very light, all neat, quiet decorations; singly or on suite; from \$200; every known convenience; four minutes' walk from Post office. Apply on premises.

A.-LIGHT LOFTS IN NEW BUILDING, NORTHEAST corner 12th and Groenwich size., 41x78; mindows all sides; power, elevator, &c. JOHN PETTIT, 83 Nassau,

A.-MAIDEN LANE, 51 AND 58 (JEWELLERS EX-change Buildings).—Offices and Floors; passengur elevator and every convenience; very low rents.

JOHN PETTIT, SN Nassau,

A. FIVE STORY FACTORY, 50X160, BELOW 79TH, st., to leave; fitted up, complete with all wood working machiner; lighted all sides, the while plant in parfact order; or First Floor and Baseument will be rented for a mill; cheap rent. Address J. J. CAMERON, 16 East 424 st.

A.-TO LEASE FOR BUSINESS PURPOSES.

A.-TO LEASE FOR BUSINESS PURPOSES, No. 38 East 12th st., 25x103, or may siter for a good tenant. ALDEN & STERNE, O EAST 14TH ST. BOWERY, SOUTHWEST CORNER SPRING ST.— Three desirable Lefts, 25x100x40x100, lighted three sides; steam heat, power; elevator; lumediate posses-sion. YOLSOM BROTHERS, 834 Broadway. BROADWAY, 722.—STORE, BASEMENT, SUB-BASE-ment; First Loft, 714 Broadway, FINN, 60 Pine st., in 1 to 2 o'clock.

to 2 o'clock.

BOND ST., NEAR BROADWAY,—FINE LIGHT
Lofts to lot, also Basement; possession Pebruary 1, 1801;
rentiow, E. A. CRUINSHANK & CO., 170 Broadway.

HEST LOCATION IN THE CITY, OPFICES AND
Floors to let. Apply I. K. HARRIS, 207 6th av. Floors to let. Apply I. K. HARRIS, 207 6th av. COLUMBIA BUILDING. 20 BROADWAY, 2-6 MORris st., 1-9 Trinity place.—Finest fireproof building down
town; Offices for for, singly or en suite, with best light,
ventilation and outlook in cir. at moderate routals,
which include sizes to reproduce. Maritime, Costop and
Cossolidated exchanges; occupancy about April I.
E. A. CRUIKSHANK & CO. 176 Broadway. DESIRABLE STORES, LOFTS AND OFFICES, ALL parts of the city. POLSOM BROTHERS, 834 Broadway, near 18th st.

DESIRABLE DESK KOOMS, \$15 EACH: RECENTLY insured. J. MARRINGTON, 1,501 Broadway.

LARGE LIGHT LOPT, 25,300, WITH POWER AND boist, near 6th av.
THOMAS & ECKERSON, 35 West 30th st. LOFTS-LARGE, SMALL, WITH STEAM POWER TO suft. 310-316 East 75th St.; also Ground Floor.

Sull, 310-316 Last 75th st.; also Ground Floor.

SNALL, AND MEDIUM OFFICES TO RENT at 108 Worth st.; modurate prices, Apply to SMITH, HOMO A GARDNER, 115 Worth st.

STORE ON SOTH ST., TWO DOORS WEST OF Breadway, with double window.

THOMAS & BOKELES ON 35 West 30th st.

SWALL STORES: LOW RENT: ALSO CORNER FOR Regions or grocer. MO 2d av., certair 50th st. STEAM POWER PLOORS, 35X50 AND 25X00; ELE-ator, steam heating; low insurance. 56 Noigers st. TO LET IN YLOORS-THE FLAEST FACTORY BUILDING IN THE CITY, 42 TO 50 WEST 6TH ST.; LARGE LIGHT FLOORS, 10,000 SQUARE FERT OF SPACE ON EACH FLOOR; AMPLE STEAM POWER; GRINNELL SPRINKLER; INSURANCE ONE PER CENT

CENT.

TO MANUFACTURERS. — TO LEASE, BEST lighted 75 foot front Lofts in the city; three left; will be rested together or separately; high collings; almost freproof; low incurance; steam clowator, power and heat; 102, 104 and 102 trooster it, must be seen to be appreciated. WM. O. WALKER'S SONS, 2809, Broadway. TWO NEW ELEGANT STORES AND BASEMENTS to ront, Nos. 2, Il and 13 Walker st, between Church and West Brondway; one store Sox100, the other 25x160; steam heated and elevator. Owner 121 West 75th st., or D. BIRDSALL & CO., 313 Broadway. TO RENT-STORE AND BASEMENT, 43 LISPENARD 25x50, near Broadway. RICHARD V. HARNETT & CO., 71 and 73 Liberty st. TO LET-FINE STABLE, SIX STALLS AND BOX, n 32d st., near 4th av. 89 White st.

WEST 22D ST.-THEEE LOFTS, 75 PRONT, 40 deep; light all sides; steam power, heat, elevator, DUSENBURY, 11 Murray. 24TH ST., 47 WEST.-ELEGANT FLOOR, SOUTH-ern expesure; parler Floor for business; terms moderate. 834 BROADWAY, NEAR 13TH ST,-OFFICES TO let; elevator; steam heat; \$120 to \$480 per annum. \$2,000 WILL RENT FOUR STORY BUILDING; plate glass windows; immediate pessession. Appry on promises 89 White st.

DWELLING HOUSES TO LET. A LARGE HOUSE, FURNISHED; ROOMS ADvantageously rented; central, desirable; will smerifice furniture.

FOUR STORY AND BASEMENT BROWN STONE House, furnished or unfurnished; possession given immediately; rent very low to the right natry; references required. Apply on premises, 43 East 70th st.

A.—A DECORATED THREE STORY AND BASEMENT brown stone front House, in thorough order. Apply en promises, No. 109 West 63d st.

DESIRABLE HOUSES, UNFURNISHED AND furnished, all parts of the city, FOLSOM BROTHERS, 834 Broadway, near 18th st.

FURNISHED ROOMS AND APARTMENTS
TO LET.

1.—HANDSOMELY FURNISHED SECOND FLOOR. five rooms; also third Floor Suite; private table optional; Murray Hill (Madison av.).
E. A. DAILLEN, 74 West 35th.
1.—APARTMENT FOR GENTLEMEN; TASTEFULLY furnished; three connecting rooms, bath; first floor, 387 West 43d st. nest 25d at.

1.—ELEGANTLY FURNISHED APARTMENTS, ONE, we and three rooms: private hall; bath, heat, breakfast; hotel attendance. First corner flat, 75 West 51at st.

hotel attendance. First corner flat, 75 West 51st st.

4TH ST., 39 EAST, BETWEEN LAFAYETTE PLACE
and 4th av. -Furnished Rooms: references required.

BTH AV., 487.—BACHELOR APARTMENT.—MAGnificently furnished Second Pleor; private bath; private
dining room; that class value attendance; very reasonable to May 1; references.

3TH AV., 463 NEAR 40TH ST.—DESIRABLE ROOM
on second floor for married couple or two goutlemen.

5TH AV., 347.—NICELY FURNISHED FRONT PARlar, with Hedroom, 540 amonth. Second ball.

STH AV., 2,607. NEAR STATION.—SITTING AND
two nice bedrooms, 54 week, to quiet couple.

16TH ST., 35 WEST.—HANDSOMELY FURNISHED. 16TH ST., 35 WEST.-HANDSOMELY FURNISHED, omfortable Suite of Rooms; also nice Rooms, singly, or generation.

17TH ST., 217 EAST.—HANDSOMELY FURNISHED toom, all conveniences, in a private family, to a gentle-san; reference.

18TH ST., 236 EAST.-NICELY FURNISHED HALL toam to respectable gentleman.

1974 ST., 203 EAST.—COMPLETE BACHELOR'S
Apartment: parlor, alcove bedroom and private bath;
text and all conveniences; \$12 weekly. 19TH ST., 50 WEST,—HANDSOMELY FURNISHED args and small Rooms for gentlemen. 19TH ST., 69 WEST.-NICELY FURNISHED SECOND floor Room; grate fire; connecting with bath. 21ST ST., 48 EAST.—HANDSOME ROOMS, EN suite or singly; appointments and attendance unexcep-tionable; reference exchanged. 22D ST., 45 EAST., NEAR BROADWAY.-LARGE front hall Room; Southern exposure. 23D ST., 149 WEST,-ELEGANTLY PURNISHED back Parlor, with use of parlor, for doctor or dentist; all

23D ST., 155 AND 157 WEST,—ROOMS, LARGE AND mail; neatness unsurpassed; \$2 upward. 24TH ST., 37 WEST.—PARLOR, WITH EXTENSION; running water; furnished or unfurnished; also other Rooms GOTH ST., 42 WEST.—LARGE, SUNNY BACK PAR-for, handsomely furnished; folding bed, water; in phy-sician's residence. sician's residence.

27TH ST., St WEST, NEAR BROADWAY.—ELEGANT, connecting Suito rooms; second, third floor; private baths; party of gentlemen; families; house and appointments select; references.

27TH ST., 7 EAST.—HANDSOMELY FURNISHED Rooms, gentlemen or families; Breakfast optional; convenient to clubs and restaurants.

27TH ST., 110 EAST.-HANDSOMELY FURNISHED ront and back Parlor, large and small Rooms; all con-2D ST., 19 EAST, NEAR 5TH AV.—HANDSOMELY urnished large Rooms, with every improvement; terms noderate; references.

35TH ST., 392 WEST. FURNISHED ROOMS, LARGE and small, for housekeeping; accommodations for washing; respectable house. men preferred. Owner.

38TH, 227 WEST.—LARGE FRONT ROOM, SECOND floor; also hall Room, well furnished; southern exposure.

34TH ST., 249 WEST,-LARGE FRONT, SUNNY Room in private house; \$6 weekly: also single Room; bath. 40TH ST., 103 WEST.—HANDSOMELY FURNISHED front Parlor; gentlemen; \$6 weekly; gas, bath; all con-veniences. volumers, 42 EAST 20TH ST. NEAR BROADWAY.-FIRST floor; large Room, with adjoining hall Room, on second floor, and also two hall Rooms, third floor; sil fully furnished; reforences exchanged.

43D ST., 246 WEST, ELEGANTLY FURNISHED onnecting or half Rooms; all conveniences; references. 46TH ST. 338 WEST.—HANDSOMELY FURNISHED Room, with heat, with private family. Hoom, with heat, with private family.

47TH ST., 149 EAST.—NICELY FURNISHED FRONT
hall Room for gentleman; all conveniences; refined private family; references.

55TH ST., S32 WEST.—HANDSOMELY FURNISHED
Rooms; Fronch Board; near "L" station. 55TH ST., 373 WEST.—SECOND STORY ALCOVE Room; sunny; all conveniences; suitable for two. 50TH ST., 329 WEST (FIRST FLAT).-THREE ROOMS, councilos, complete; \$7 weekly; part in board. housekeeping; complete; 57 weekly; part in board.

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APPLIANT, 561, CORNER 407H ST, TWO CORNER Apartments, four rooms and bath each; would be runted together. Apply between 4 and 7 P. M.

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L-ELEGANT BOW WINDOW FRONT, SECOND moor, with Board, singly or en suite; references, 228 I SUITE OF HANDSOMELY FURNISHED CON-meeting Rooms, with or without Board; location good, 61 Wost 12th. 1 - NADISON AV., 141 - SUPERIOR EOARD; SRC ond Flor, on snice or divided; also one heated hall L-GRAMERCY PARK, 37, 28; NEWLY FURNISHED double and single Rooms; steam heat; excellent table.

I BLOUK FROM BROADWAY, 24 UNIVERSITY place, carner 9th st.—Front from, with Board; dining room on parter floor; table Board; transients. 1.-FOURTH FLOOR FRONT SQUARE ROOM southern exposure, with Board; American family, 50 East 50th st. References. 1.—ELEGANT ROOMS, WITH FIRST CLASS BOARD and accommodations; Jowish family, 30 East 60th at, 2D AV., 332, NEAR 19TH ST.-ELEGANTLY FUR nished Single and Double Reoms to lot, with all coaveniences, with or without Beard; private house. ATH AV., 102 (32 YEARS ESTABLISHED).-ME chanics boarding bouse; good fires; meals to time; \$3.50, \$5 weekly.

5TH AV. RR.—HANDSOMELY FURNISHED SEC-end Floor Sults, consisting four large, sunsy rooms; private table If desired; also single flooms; table; at-tendance strictly first class. 5TH AV., 467.—PHIVATE FAMILY HAS ELEGANTby furnished Second Floor; private dining room and
bath: unoxcellod French and American culsine; maid
and valot attendance.

5TH AV., 525.—ELEGANTLY FURNISHED SUITE
and single Rooms, with or without Board; best location,
linguire.

BTH AV. NEAR SOTH ST.—FIRST CLASS HOARD. Address GOOD BOARD, 108 West 42d st., Herald Agency.

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able nound; reteronce.

11711 St. 28 EAST.-DESIRABLE SUNNY ROOM;
Excellent table; warm, attractive house; running water; Taril St. 222 EAST.—LARGE, SUNNY ROOM, heated; bot and celd water; smaller Rooms; first class Board; gentlemen or families. 15TH ST., 32 WEST.—DESIRABLE ROOMS, FAMI-lies and gontlemen; hotel table; dining room on parler 16TH ST. 214 EAST, NEAR ED AV. -ELEGANTLY critical Rooms, with or without Board. 177H, 55 WEST.-SUNNY PRONT ROOM: CHEER-

able price.

17TH ST., 110 EAST, NEAR UNION SQUARE.—
Large and small well furnished Rooms; excellent
Board: references.

17TH ST., 125 EAST, CORNER IRVING PLACE.—
Elegantly furnished Rooms; fine Board. 18TH ST., 31 WEST.—PARTIES DESIRING NICELY furnished Rooms, with Board, in first class bouse only, will call or address as above. 18TH, 3D EAST, NEAR BROADWAY.-HEATED dooms, elevator, \$1 to \$5 day; public, private dining. 20TH ST., 39 WEST.-DESIRABLE DOUBLE OR single Rooms, with Board; location and appointments solect.

21ST ST., 248 WEST.—BARGAIN; FIRST CLASS Board; nicely furnished, nested Rooms; every conven-lence; not a boarding house. 21ST ST., 34 AND 36 RAST.-ROOMS AND BOARD; MIST ST., 38 EAST,-HALL ROOM, WITH CLOSET; couthorn exposure; references, 22D ST, 313 WEST (CHEESEA HOUSE), -ROJMS, with Board, singly or on suite; cuisine unexcelled; permanent or transient.

22D ST., 380 WEST.—HANDSOMELY FURNISHED double and large single Rooms; excellent table; \$10 for two upward. two upward.

22D ST. 45 WEST.—SECOND FLOOR, TOGETHER

or reparately, with Board: references.

22D, SWEST.—LARGE HALL BOOMS, WITH BOARD, also table Board: references exchanged. 22D ST., 260 WEST.-A LARGE, COMFORTABLY furnished Room, with excellent Board; also hall Room. 23D ST., 229 WEST.—SECOND FLOOR LARGE rout and back Rooms, heated, also small Room, with loard.

Board.

23D ST., 168 EAST.—HANDSOMELY FURNISHED medium sized Room for two; also heated hall Room, with Board; reference.

23D ST., 237 WEST.—DESIRABLE ROOMS, LARGE and small; suitable for goutlemen or families; reference.

23D ST., 35 EAST.—SQUARE AND HALL ROOMS, en suite and separately; good table; table Board.

23D ST., 146 WEST.—ELEGANTLY FURNISHED Booms; superior Board; reasonable torms. 25TH, 45 WEST.—SUNNY SQUARE AND HALL Room; superior table and appointments; references. BIST ST., 26 WEST.-BEAUTIFULLY FURNISHED unny Rooms, large and small; terms moderate; also Sable Hoard.

31ST ST., 32 WEST.—RLEGANT LARGE AND SMALL.
Rooms, first class appointments; references.

33D ST., 33 WEST.—HANDSOMELY FURNISHED Rooms, with Board; pleasant parior dining room; near "L" station.

"L" station.

34TH ST., 188 WEST.—TWO LARGE ROOMS, SEC end floor; folding beds, running water; first class table gearanteed; references.

35TH, 46 WEST.—ONE LARGE, TWO HALL ROOMS; table; all attendance; first class every particular; ref-

srences.

42D ST., 142 WEST, ADJOINING ST. CLOUD
Hotel.—Haudsomely furnished Room; excellent Board;
also back Parlor. 42D ST., 320 EAST.-NICKLY FURNISHED ROOMS; nnning water, gas, bath; heated; \$2 and \$2 50 44TH, 255 WEST.—HANDSOME FRONT ROOM, WITH Board; good location; moderate terms; private family; eterences, 44TH ST., 219 WEST.—NEWLY FURNISHED ROOMS; good table: French spoken; references.

46TH ST., 29 EAST, CORNER OF MADISON AV.—A desirable back Parior, with excellent Board. 47TH ST., 16 EAST.—ELEGANT THIRD STORY front large Room; superior table; references. 40TH ST., 64 WEST.—SUPERIOR ACCOMMODA-tions, with first class table; large and small Rooms; house newly furnished. 507H ST., 334 EAST.—NICELY FURNISHED ROOMS, scalient Board, for single gentlemen, in modern private

5187 ST., 18 WESF.—WITH BOARD, LARGE AND small Rooms; running water; ample closets.

5187, 70 WEST.—HANDSOME, SUNNY ROOMS ON second floor, with Board; small family; references. 52D ST., 234 WEST.—NICELY FURNISHED BOOMS, Al location; convenient all cars; first class Board.

55TH ST., 63 WEST.—HANDSOMELY FURNISHED Rooms, with superior Board; moderate terms; refer-

onces.

57TH ST., 418 WEST.—NICELY FURNISHED SUITE of rooms, first flat, bath adjoining, fire and gas, with Board for two, \$18; near "L" station. GATES.

57TH ST., 138 WEST.—ATTRACTIVE ROOMS AND assured good Board can be obtained; best references. 59TH ST., 67 EAST.—NEWLY FURNISHED HOUSE; sunny Rooms: special arrangements made with families; unexceptionable table.

GIST ST., 101 EAST.—HANDSOMELY FURNISHED sunny front Rooms or Floor; superior Board; terms moderate; private house.

64TH ST., 135 WEST.—ELEGANTLY FURNISHED Rooms; excellent Board; Jewish family; convenient to Sixth and Ninth "L." 72D ST., 174 EAST.—ROOMS WITH BOARD, WITH all the comforts of a refined home; references.

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A.-190TH ST., 162 WEST.-ELEGANT BACK BROADWAY, 1,568.—ELEGANTLY FURNISHED Rooms; superior Board; family small. GRAMERCY PARK, 35 AND 38, FAMILY HOTEL-Board optional. MADISON AV., 70.—HANDSOMELY FURNISHED second Floor, with private bath and private table if desired. THE MELROSE, 78 MADISON AV.—ONE OR TWO inglo Rooms; culaine and service excellent; very rearronable.

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Address R. H., Post office box 959, New York city. YOUNG GENTLEMAN WILL GIVE FRENCH LES sens and reasonable pecuniary compensation for Board in relined, sociable Jowish family. Address M. L., 207

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Homsilke, quiet and superior in appointments, with
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Special sale of seats begins Thursday, January 8. HERRMANN'S THEATRE, BROADWAY AND 29TH ST.
Every evening at 8:30, Matinee To-morrow and Saturday.

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GRAND OPERA IN GREMAN.
To-morrow (Wednesday), January 7, at 8 P. M.
WAGNER'S OPERA.
---THE FLYING DUTCHMAN---

Friday, First production in America of January 9, DIANA OF SOULANGE. SATURDAY MATINEE, JAN. 10 TANNHAUSER,
Box office open daily from S A. M. (11) 6 P. M.
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A.—TAKE THE CHILDREN.

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SECOND WEEK.

SECOND WEEK.

SECOND WEEK.

BABES The children's festival matinee to morrow.

Pantomine

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IN DAVID D. LLOYD AND SYDNEY ROSEN.

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ALSO LAST WEEK OF THE WORK OF THREE AMERICAN PAINTERS, NESSRS. HARRISON, DODGE AND STETSON. AT THE AMERICAN ART GALLERIES, NO. 6 BAST 23D ST. (MADISON SQUARE). DAILY 8 A. M. TO 6, AND 7:30 TO 10 P. M.

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Entiraly new specialty programme.

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TONY PASTOR'S THEATRE, 14TH ST. MATINEE TONY PASTORS DOUBLE CO. TO-DAY. | MAGGIE CLINE, RUSSELL HROTHERS. THE THIRTY-FIRST ANNUAL

will take place at the METROPOLITAN OPERA HOUSE on THESDAY EYENING, January 6, 1850. Boxes can be had from 11 to 1 A. M. of MRS. THOMAS BITCHCOCK, B RAST 29TH ST. Tickote at 10 West 55th st., 11 East 41st st. and of managers. managers.

SIOUX CHIRF ROLLING THUNDER AND WIFE,
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Lighty fourth to uninery first time.
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